



# THOMPSON HINE

## OHIO REAL ESTATE TAX VALUATION ADJUSTMENTS

Challenging the tax valuation of real estate located in Ohio is an effective way to bring down the cost of owning or leasing property, and clients should consider doing so for properties where the tax values exceed market values. For most corporate real estate owners, complaints must be filed by licensed Ohio attorneys, and the deadline for filing is approaching. The Ohio Board of Tax Appeals has recently decided one significant reduction case, and more will be heard and decided in the coming months.

### SEXENNIAL REAPPRAISALS

Ohio law requires that all property be reappraised every six years and updated every three years. Properties in 13 Ohio counties were reappraised, and Properties in 28 counties were updated, as of January 1, 2008. These tax adjustments will be reflected in the tax bills in December 2008 and June 2009. A list of counties subject to the sexennial reappraisal and triennial update are shown below.

### DEADLINE TO FILE VALUATION COMPLAINT

The deadline for filing a valuation complaint for tax year 2008 is March 31, 2009. Valuation complaints for tax year 2008 may be filed in all counties and are not limited to those counties subject to the sexennial reappraisal and triennial update. The valuation complaint may be filed only one time in each three-year interim period (subject to certain exceptions), so it is recommended to file the complaint in the first adjustment year.

### OHIO COUNTIES SUBJECT TO SEXENNIAL REAPPRAISAL AS OF JANUARY 1, 2008 (SEE ATTACHED MAP)

Ashland	Clermont	Madison	Wayne
Ashtabula	Fulton	Montgomery	
Athens	Greene	Noble	
Butler	Knox	Summit	

### OHIO COUNTIES SUBJECT TO TRIENNIAL UPDATE AS OF JANUARY 1, 2008 (SEE ATTACHED MAP)

Auglaize	Geauga	Mahoning	Putnam
Clinton	Hamilton	Mercer	Richland
Darke	Hardin	Morrow	Seneca
Defiance	Harrison	Perry	Shelby
Delaware	Henry	Pickaway	Trumbull
Franklin	Jackson	Pike	Van Wert
Gallia	Licking	Preble	Wood

The Ohio Supreme Court has docketed an additional 37 valuation cases for consideration, suggesting that new law may be made as these valuation cases weave through appeals. Thompson Hine continues to monitor these developments and is prepared to offer counsel on strategies for successful valuation reductions.

### FOR MORE INFORMATION

If you would like to know more about our Real Estate practice group, including contact information for our lawyers, please visit [www.ThompsonHine.com](http://www.ThompsonHine.com)

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